

RECEIVED



**Public Works & Development Services Department**

SEP 24 1996

Richard D. Welton  
Director

September 17, 1996

Carolyn M. Badenhausen, Acting Deputy Director  
Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053-2053  
Sacramento, CA 94252-2053

Attention: Camilla Cleary

Dear Ms. Badenhausen:

In accordance with Section 65400(b) of the Government Code, I am enclosing a certified copy of the Fresno County Board of Supervisors' Agenda Item and action documenting their acceptance of the 1995 Annual Report on the Status of the General Plan and Housing Element.

The Agenda Item describes Fresno County's progress in meeting the goals of the 1992 Housing Element and the County's fair share of regional housing needs.

If you have any questions, please call Jeff Tweedie or Julie Linxwiler at (209) 262-4310.

Very truly yours,

*Clewin Linxwiler*  
Richard D. Welton, Director  
Public Works & Development Services Department

RDW:JL:mc  
a:housing1

Enclosure





DATE: September 17, 1996

RETURN TO: STOP # 54 Julie Linpuler  
**Agenda Item**

TO: Board of Supervisors

FROM: Richard D Welton, Director  
Public Works & Development Services Department

SUBJECT: Annual Report on Status of General Plan and Housing Element

**RECOMMENDED ACTIONS:**

1. Accept attached report on the status of the General Plan and Housing Element, as required by Section 65400 (b) of the State Planning Law (see Exhibit A)
2. Direct staff to forward the Report to the State Department of Housing and Community Development

**FISCAL IMPACT:**

County fees are allocated to fund State-mandated General Plan maintenance activities. Accepting the report and forwarding it to the State will not add any new County costs.

**DISCUSSION:**

The purpose of this report is to summarize the General Plan amendments and zoning activities which occurred during fiscal year 1995-96, and to summarize the progress made toward accomplishing the housing needs goals which are established in the Housing Element of the Fresno County General Plan.

Section 65400 (b) of the Government Code requires planning agencies to provide an annual report to their legislative body on the status of their General Plan. This report is also required to include the progress of the jurisdiction toward meeting its fair share of the regional housing needs goal.

The annual report on the status of the General Plan and Housing Element is contained in attached Exhibit A. Exhibit A includes activity summaries for 1995-96 pertaining to General Plan Amendments, rezonings, and new housing construction; a discussion of County development goals and policies which are related to housing affordability and housing density; a discussion of recent County housing initiatives on behalf of lower income households and farmworkers; and detailed results of the past year's progress towards meeting the annual goals contained in the Housing Element.

ADMINISTRATIVE OFFICE REVIEW \_\_\_\_\_  
BOARD ACTION: DATE SEP 17 1996 APPROVED AS RECOMMENDED XXX OTHER \_\_\_\_\_  
Page \_\_\_\_\_ of \_\_\_\_\_



Official Action of  
Board of Supervisors

*ps*  
Deputy

UNANIMOUS XXX KOLIGIAN \_\_\_\_\_ LEVY \_\_\_\_\_ OKEN \_\_\_\_\_ PERCH \_\_\_\_\_ VAGIM \_\_\_\_\_



Board of Supervisors  
September 17, 1996  
Page 2

This Report will be filed with the State Department of Housing and Community Development (HCD) by October 1, 1996, as required by Section 65400 (b).

OTHER AGENCIES' INVOLVEMENT:

The following agencies contributed to this agenda item:

U.S. Department of Agriculture, Rural Development  
U.S. Department of Housing and Urban Development  
California Housing Finance Agency  
California Department of Housing and Community Development  
California State University Fresno, Business Department  
Fresno City and County Housing Authority  
Fresno County Council of Governments  
Fresno County Health Department, Environmental Health Division  
Fresno County Public Works and Development Services Department, Community Development and Computer Data Systems Divisions  
Pacific Gas & Electric Company, Business Customer Service Department  
Klein Financial Resources



**EXHIBIT A**  
**ANNUAL REPORT ON THE STATUS OF THE FRESNO COUNTY GENERAL PLAN AND**  
**HOUSING ELEMENT**  
**1995**

**GENERAL PLAN AMENDMENTS**

The current Fresno County General Plan was adopted in 1976, although it has been kept current through a series of amendments as needed. In fiscal year 1995-96 the Fresno County Board of Supervisors initiated a comprehensive updating of the General Plan. All elements of the General Plan except the Housing Element, which has its own legally-mandated adoption schedule, will be reviewed. The updated General Plan will contain new Air Quality and Agriculture Elements, a comprehensive Economic Development Strategy, and new mechanisms to recover costs.

In fiscal year 1995-96 the Board of Supervisors adopted seven amendments to the General Plan. All of the amendments were applicant-initiated. The specific sections of the General Plan that were amended are indicated in Table 1 below. The majority of the changes were related to areas proposed for residential development.

**TABLE 1**  
**General Plan Amendments Approved in 1995**

GPA Number	Plan Section Amended	Initiated By
364	Sierra North Regional Plan	Applicant
365	Sierra North Regional Plan	Applicant
417	Sierra North Regional Plan	Applicant
423*	Woodward Park Community Plan	Applicant
425	Agriculture and IntensiveDevelopment: Rural Residential	Applicant
430	Agriculture and IntensiveDevelopment: Rural Residential	Applicant
432	McLane Community Plan	Applicant

\*GPA 423 was adopted but later contested in court. It will be reconsidered after completion of further environmental work.

In 1995-96 Development Services staff was involved in a number of projects with the potential to require amendment of the General Plan in the future. Staff has continued its dialogue with the City of Clovis regarding proposed changes to the Clovis sphere of influence. In order to evaluate the sphere of influence proposals, the County has requested additional information from the City related to water supply, transportation, agricultural land preservation, public services, and impact on County services. Upon completion of the sphere of influence revision, the County's Clovis Community Plan will need to be updated.

In 1995-96 County staff has continued its participation on the City of Fresno's Citizen Advisory Committee, which is advising City staff regarding the City's General Plan Update. Upon the City's adoption of a General Plan update and approval of related changes to the City's sphere of influence, updates to the various Fresno Community Plans in the Fresno County General Plan may be required.

The Fresno County Agricultural Land Preservation Committee was formed by the Board in 1993 to make recommendations on methods to provide permanent protection for the County's agricultural lands (see Exhibit 1 for the full text of the Committee's recommendations). The Committee's report was adopted by the Board of Supervisors in 1995. Following the Committee's recommendation, the Board of Supervisors has directed that the Fresno County General Plan Update shall contain a new Agriculture Element.

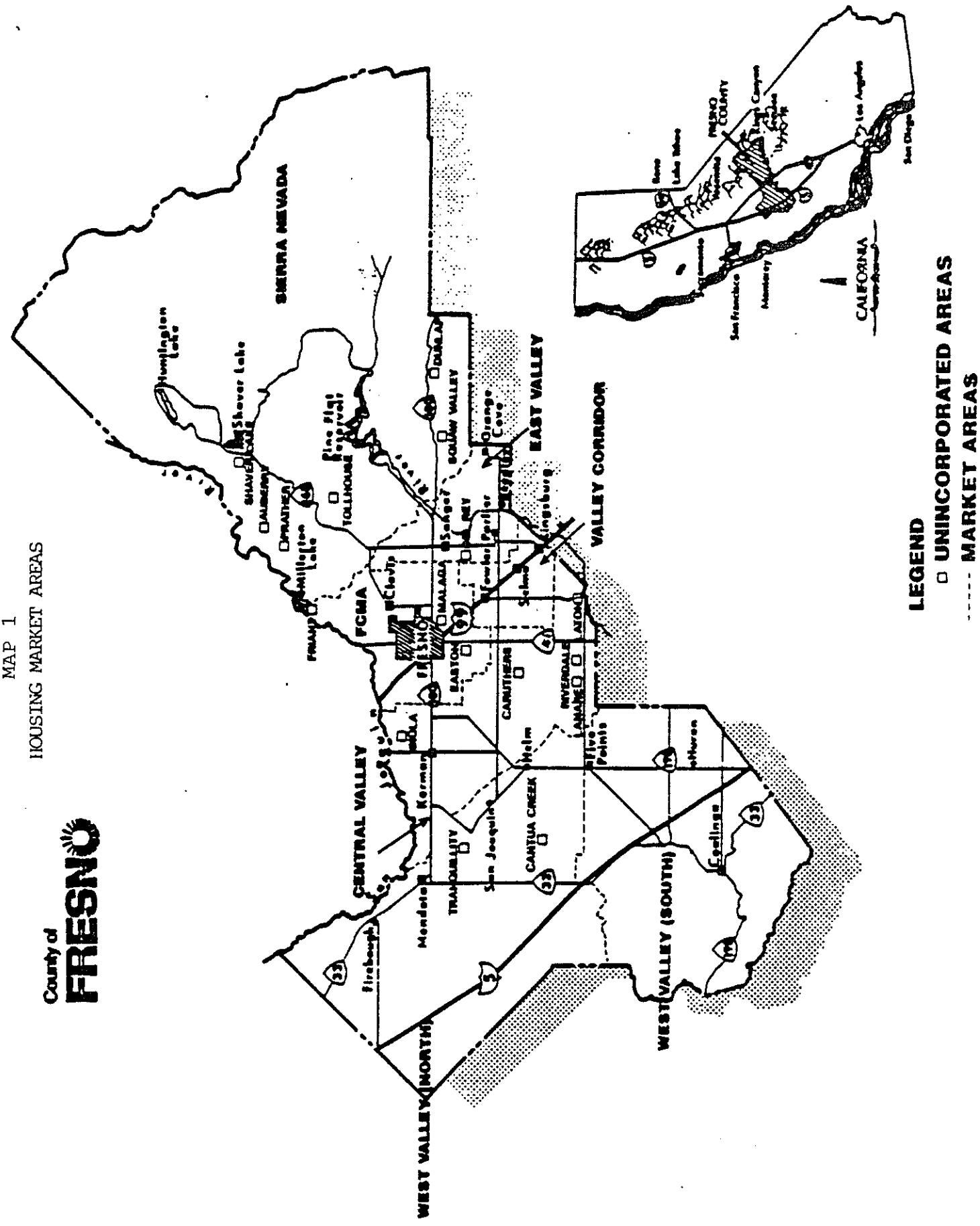
#### REZONING

A total of 478.32 acres were rezoned during 1995-96. This entire total was rezoned from the Exclusive Agriculture or Limited Agriculture Zone Districts to the Rural Residential Zone District. Approximately 239 dwelling units can be accommodated within the rezoned areas.

The Housing Element identifies seven market areas for Fresno County: Fresno-Clovis Metropolitan Area, Valley Corridor, Central Valley, East Valley, Westside North, Westside South, and Sierra Nevada (see Map 1). Table 2 indicates the acres that were added to specific residential zone districts within each of the market areas in fiscal year 1995-96.

County of  
**FRESNO**

MAP 1  
HOUSING MARKET AREAS



**TABLE 2**  
**Total Acres Rezoned To Residential Districts, 1995-96**  
**By Housing Element Market Area**

Zone Dist.	Units Pmt'd. per Acre	FCMA	Valley Corr.	Cent'l Valley	East Valley	WS/N	WS/S	Sierra	Max. Poten. Units
RR	0.5	43.86			19.7			414.76	239
R-1-A	1.6								
R-1- AH	1.6								
R-1-B	2.6								
R-1- C'm"	3.6								
R-1	5.4								
R-2	13.6								
<b>Total:</b>		<b>43.86</b>			<b>19.7</b>			<b>414.76</b>	<b>239</b>
		acres			acres			acres	units

TOTAL REZONED TO RESIDENTIAL: 478.32 acres

NOTE: These figures are rough estimates which do not account for existing development, entitlements under previous agricultural zoning, or the potential for second residential units by special permit.

#### REGIONAL HOUSING NEEDS

##### Newly Constructed Units

The number of final building permits issued for new housing construction in Fresno County in 1995 (566 permits) was 31% higher than was reported in the previous Housing Element Annual Report. These new housing units exceeded the County's annual goal for new housing construction (289 units per year) by 96%.

Total new housing units constructed in each of the seven Housing Element market areas in 1995 are shown in Table 3.

**TABLE 3**  
**New Housing Constructed, 1995**  
**by Housing Element Market Area**

Market Area	New Housing Units Constructed
Fresno-Clovis Metropolitan Area	199
Valley Corridor	30
Central Valley	108
East Valley	43
Westside North	23
Westside South	5
Sierra Nevada	158
 <b>Total:</b>	<b>566</b>

Legislation which became effective in 1992 requires cities and counties to collect and report the income characteristics of the occupants of newly constructed housing units. It was anticipated that a computerized system for assessing the affordability of new housing for various income groups would be operational by this time. Due to staffing constraints, however, County building permit and data processing staff have not had sufficient resources to implement such a system. Therefore, income data for the occupants of 1995 newly constructed units are not available at this time.

#### Affordable Housing and County Development Goals and Policies

A major goal of the Fresno County General Plan is to "...maintain the County as a predominantly agricultural region by preserving the maximum amount of productive and potentially productive agricultural land." To this end, the Board of Supervisors formed the Agricultural Land Preservation Committee in 1993, and the Committee's report was delivered to the Board of Supervisors in 1995. The Committee was asked to develop recommendations for programs which the County, the cities, and LAFCo might implement to provide permanent protection for the County's agricultural base. The Committee was also asked to address the infilling of urban areas, and the impacts of urban development on air quality, traffic congestion, water supply, and other quality of life indicators. Following the Committee's recommendation (see Exhibit 1 for the full text of the Committee's recommendations), the Board of Supervisors directed that the Fresno County General Plan Update contain a new Agriculture Element to address the County's concerns in these areas.

General Plan goals complementary to that of preserving agricultural land are to 1) "Encourage land proposed for urban development in the unincorporated fringes of cities to be annexed prior to development"; and 2) "Promote the concentration of urban and other intensive development around existing urban centers...."

Existing urban centers in Fresno County are of two types: cities, and unincorporated areas. The County does not promote intensive development in the unincorporated portions of the cities' spheres of influence. It is the County's position that higher density residential development, including all non-rural residential development, belongs in urban centers where urban services including convenient transit will be available.

In 1995-96 43.86 acres in the FCMA market area—that is, the unincorporated area near and adjacent to the Cities of Fresno and Clovis—were rezoned to residential districts (see Table 2).

While the County attempts to direct intensive development to the Cities of Fresno and Clovis (and to the other cities), the County cannot control land use density and land use patterns in incorporated areas. The County is a participating member of the City of Fresno's Citizen Advisory Committee, which advises City staff on the City's General Plan Update process. Through the Committee, the County has spoken in favor of higher densities and mixed-use development patterns.

With respect to the City of Clovis, major features of the General Plan Update adopted by that City in 1993 are mixed use village-type development units with opportunities for multi-family development. The County also participated in the Clovis General Plan update process, although to a limited extent. An update of the County's Clovis Community Plan will be prepared for consideration by the Board of Supervisors after issues related to proposed Sphere of Influence changes are resolved.

#### Other Housing Element Program Accomplishments

The rental assistance objectives for very low and low income families were exceeded in 1995-96. The County Housing Element projected that 58 very low and low income households would be provided rental assistance on an annual basis. In 1995-96 the Fresno City and County Housing Authority, which serves as the Public Housing Agency for Fresno County, provided rental assistance to 1,003 eligible households in Fresno County, outside Fresno City limits but including other incorporated cities (see Table 4).

With the assistance of the Housing Investment Partnership Program (HOME program), the County was able to provide homeowner assistance to 14 very low and low income households in FY 1995-96.

In 1992 the County initiated outreach efforts to involve the farm community in developing strategies to address the housing needs of farmworkers. Following that initiative, in 1993 the County Architect undertook to develop standardized plans for farmworker housing, which will streamline the permit process for farmers who wish to develop such housing. It is anticipated that the standardized plans will be adopted and implemented during 1996 or 1997.

In 1995 the 188-unit Orchard Village apartment complex, located in the City of Orange Cove, was completed. The project provides affordable housing for migrant farmworkers and other low and very low income families. It was built by a private partnership and funded by a loan from the California

**Department of Housing and Community Development, Rental Housing Construction Program.**

In an effort to increase the supply and improve the delivery of affordable housing in Fresno County, the Board of Supervisors formed the Affordable Housing Task Force in 1994 for the purpose of recommending policies, procedures and programs for improvement. As a result of Task Force recommendations, alternative ways of spending HOME funds were developed and implemented in fiscal year 1995-96. These include rental rehabilitation, down payment assistance, and self-help housing. During the same period, the HARP owner-occupied housing rehabilitation program was streamlined and now functions as a lending institution; and the HUD-funded Rental Rehabilitation Program was phased out and has been replaced by HUD's HOME program and the Community Development Block Grant program.

Progress in implementing the remainder of the Housing Element programs is summarized in Table 4.

JL:mc  
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**1995 ANNUAL REPORT ON HOUSING ELEMENT**

**TABLE 4**

**SUMMARY OF PROGRESS**

**GOALS AND OBJECTIVES**

<b>General Plan Housing Goals</b>	<b>Program Objectives</b>	<b>Results</b>																																				
1. Develop, through public channels, sufficient new housing to ensure the availability of affordable housing in Fresno County.	Construction annually of 289 new housing units in the unincorporated area, distributed by market areas as follows:	The following numbers of housing units were constructed in 1995:																																				
	<table border="1"> <thead> <tr> <th></th> <th align="right">97</th> </tr> </thead> <tbody> <tr> <td>1. FCMA</td> <td align="right">-</td> </tr> <tr> <td>2. Corridor</td> <td align="right">9</td> </tr> <tr> <td>3. East Valley</td> <td align="right">42</td> </tr> <tr> <td>4. Central Valley</td> <td align="right">130</td> </tr> <tr> <td>5. Westside North</td> <td align="right">3</td> </tr> <tr> <td>6. Westside South</td> <td align="right">1</td> </tr> <tr> <td>7. Sierra Nevada</td> <td align="right">7</td> </tr> <tr> <td>Total</td> <td align="right">289</td> </tr> </tbody> </table>		97	1. FCMA	-	2. Corridor	9	3. East Valley	42	4. Central Valley	130	5. Westside North	3	6. Westside South	1	7. Sierra Nevada	7	Total	289	<table border="1"> <thead> <tr> <th></th> <th align="right">199</th> </tr> </thead> <tbody> <tr> <td>1. FCMA</td> <td align="right">-</td> </tr> <tr> <td>2. Corridor</td> <td align="right">30</td> </tr> <tr> <td>3. East Valley</td> <td align="right">43</td> </tr> <tr> <td>4. Central Valley</td> <td align="right">108</td> </tr> <tr> <td>5. Westside North</td> <td align="right">23</td> </tr> <tr> <td>6. Westside South</td> <td align="right">5</td> </tr> <tr> <td>7. Sierra Nevada</td> <td align="right">-</td> </tr> <tr> <td>Total</td> <td align="right">566</td> </tr> </tbody> </table>		199	1. FCMA	-	2. Corridor	30	3. East Valley	43	4. Central Valley	108	5. Westside North	23	6. Westside South	5	7. Sierra Nevada	-	Total	566
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	Construction of 2,000 new housing units in the County's seven market areas by 1996.	566 new housing units were constructed in 1995, bringing the total to over 2,100 units since the Housing Element was adopted (NOTE: this total does not include figures for 1994, for which data are not available. It is estimated that approximately 498 additional units were constructed in 1994).																																				
2. Manage housing and community development in a manner which will promote the long term integrity and value of each new housing unit and the environment in which it is located.	Maintain community design standards which will provide for the development of safe, attractive, and functional housing developments and residential environments.	Design standards maintained in Zoning Ordinance.																																				
3. Provide for a choice of housing locations for all residents of the unincorporated area.	Designate sufficient land for residential development and residential reserves to provide 200% of the land required for new development through 1996.	200% of needed land designated in County Unincorporated Community Plans.																																				
4. Maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.	Rehabilitate 290 existing dwellings for very low and low-income households, through 1996.	45 dwelling units were rehabilitated in 1995-96, for a total of over 143 units since the Housing Element was adopted (NOTE: an additional 36 units are estimated to have been rehabilitated in 1994).																																				

Housing Goals	Program Objectives	Results																																																
5. Promote equal access to safe and decent housing to all economic segments of the unincorporated portion of the County.	Provide non-market rate housing assistance to 5% of the existing needy households by 1996.	In 1995 approximately 1,080 households were provided non-market rate housing assistance, representing approximately 11% of the existing needy households or over double the program objective.																																																
	Provide rental assistance annually to an average of 58 very low and low-income households through 1996 by market areas.	The following numbers of households were provided rental assistance in 1995:																																																
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	Provide Homeowners assistance to an average of 64 very low and low-income households through 1996 by market area.	The following households were provided homeowner assistance in 1995:																																																
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	6. Promote energy conservation activities in all residential neighborhoods.	No new energy conservation provisions have been added.																																																
	Conserve affordability of 1,600 lower income residences through 1996 by promoting PG&E weatherization program.	In 1995 PG&E provided 1,986 housing units with weatherization services.																																																

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Interrelationship Between County and City Development Policies</b>						
1. Support New Housing Construction	The County of Fresno will continue to support new housing construction in existing communities.	Countywide	Fresno County Development Services Division & Community Development Division	General Fund/Developer Fees	Ongoing 1991-1996	Ongoing. City/County General Plan policy coordination.
<b>Provision of Adequate Sites for Housing Development</b>						
1. Reserve Policies	The County, in cooperation with the cities, will continue implementing its reserve policies which hold land for future urban expansion, assuring adequate available land for development within the cities.	Incorporated cities	Fresno County Development Services	Developer Fees	Ongoing 1991-1996	Ongoing. City/County General Plan policy coordination.
2. Community Plans	The County will cooperate with the Cities of Fresno and Clovis in developing and revising Community Plans for areas within their spheres of influence to assure provision of adequate sites for future residential development.	Woodward Park, Clovis, Roosevelt, McLane, West Area (New Plan)	Cities of Fresno and Clovis in cooperation with the Fresno County Development Services Division	Developer Fees	Ongoing 1991-1996	The Roosevelt Community Plan Update and concurrent broad-scale zoning were completed in September 1993.  The Woodward Park Community Plan update was adopted in July 1991. Follow-up broad-scale rezoning was adopted in June 1992.

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Provision of Adequate Sites for Housing Development</b>						
3. Community Plans	The County will cooperate with the following cities in developing and revising community plans for their areas: Selma, Mendota, Coalinga, Kingsburg.	Selma, Mendota, Coalinga, Kingsburg, in cooperation with Fresno County	Cities of Selma, Mendota, Coalinga, and Kingsburg, in cooperation with Fresno County	Developer Fees	Selma Mendota Kingsburg (1991)	Work began on the Selma Community Plan in 1992. However, completion has been postponed until the City of Selma updates its General Plan. Work on the Mendota plan began in 1991. However, revisions to the Mendota and Kingsburg Community Plans are not presently scheduled for completion, pending completion of the comprehensive update of the General Plan.
4. Community Plans, Unincorporated Communities	The County will update the Community Plans for the following unincorporated communities: Biola, Cantua Creek, Caruthers, Del Rey, Easton, Friant, Lanare, Laton, Riverdale, Shaver Lake, Tranquility, Shaver Lake, Tranquility, Riverdale, Laton, Lanare.	Biola, Cantua Creek, Caruthers, Del Rey, Easton, Friant, Lanare, Laton, Riverdale, Shaver Lake, Tranquility, Shaver Lake, Tranquility, Riverdale, Laton, Lanare.	Fresno County Development Services	Developer Fees	Biola Caruthers (1992) Del Rey (1993) Easton (1994) Friant (1992) Lanare (1995) Laton (1995) Shaver Lk (1993) Tranquility(1993)	Caruthers Community Plan was updated on June 29, 1993. The Draft Friant Specific Plan was completed in 1992. However, the Plan was not adopted. The lack of water availability identified in the EIR required that the project be suspended until a source of water could be identified.
						Revisions to other Community Plans are not presently scheduled for completion, pending completion of the comprehensive update of the General Plan.

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Fund-ing Source	Time Frame Fiscal Year	Results
<b>Provisions for Very Low-, Low-, and Moderate-Income Housing Assistance to Homeowners (except special needs group)</b>						
1. FmHA 502	The County will encourage developers to make application for FmHA 502 Interest Subsidy programs, and will work with and assist these developers.	Unincorporated Area	Fresno County Development Services and Private Developer	Farmers Home Administration	Annual Goal: 15 Loans	29 FmHA 502 loans were completed for single-family units in Fresno County in Federal FY 1995-96.
2. Additional Housing	The County will seek out and apply for any additional housing programs assisting homeowners, as they become available.	Unincorporated Areas	The Fresno County Community Development and Development Services	General Plan	Ongoing	The Housing Investment Partnership Program (HOME program) loans funds to assist low-income homeowners. Fourteen HOME rehabilitation projects were completed in 1995-96. Self-Help Enterprises is designated as a "Community Housing Development Organization" to develop new housing for low income families; 14 new housing units were built in 1995-96. CHFA reports making 744 loans to low- & moderate-income homeowners in Fresno County in 1995-96 for the purchase of new and existing housing.

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Assistance for Renters</b>						
1. Section 8 Existing Program	The County will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program.	Unincorporated Areas	The Fresno County Community Development and Development Services	General Fund	Ongoing	In 1995 1,003 rental units/households were assisted under the Section 8 Program in Fresno County (outside Fresno City limits, but including other cities in the county).
2. FmHA 515	The County will encourage developers who seek technical assistance from the County to make application for FmHA 515 loans.	Low to moderate income families and elderly: Unincorporated area	Fresno County Development Services/private developers	Farmers Home Administration	Annual Goal: 7 units	No developers requested technical assistance. Forty units of multifamily housing were constructed using the proceeds of one FmHA 515 loan in 1995 in unincorporated Fresno County.
3. CHFA AB333	The County will encourage developers who seek technical assistance from the County to make application for CHFA AB333.	Low to moderate income families, Elderly. Unincorporated Area	Fresno County Development Services/private developers	Calif-ornia Hou-sing Finance Agency	Annual Goal: 1 unit	No developers requested technical assistance. CHFA reports this program is no longer active; the last AB333 allocations were made in 1982. CHFA does, however, offer other financing for the construction, rehabilitation, or acquisition of affordable rental housing.

**1995 ANNUAL REPORT ON HOUSING ELEMENT**

(TABLE 4 - Continued)

<b>Program</b>	<b>Action Plan</b>	<b>Target Population and Area(s)</b>	<b>Responsible Agency</b>	<b>Funding Sources</b>	<b>Time Frame Fiscal Year</b>	<b>Results</b>
<b>Assistance for Renters</b>						
4. FmHA 514	The County will encourage developers who seek technical assistance from the County to make application for FmHA 514 loans to subsidize the construction of rental housing for the elderly.	Elderly. Unincorporated area	Fresno County Development Services/private developers	Farmers Home Administration	Annual goal: 2 units	No developers requested technical assistance. FmHA reports no 514 loans were made in 1995 for the unincorporated area of the County.
5. Mortgage Revenue Bonds	The County will issue multi-family mortgage revenue bonds as developers request such assistance, to finance new construction projects for low and moderate-income households.	Very low and moderate income families. Unincorporated area	Fresno County Community Development Division/private developers	CDBG/ Private Investors	1991-1996	No developers have expressed interest in the County's Bond Program for new projects.
6. Additional Rental Programs	The County will seek out and apply for any additional rental programs which may become available.	Low and moderate income families.	Fresno County Community Development Division	N/A	1991-1996	The California Housing Rehabilitation Program-Rental Component (CHRP-O) was identified as a potential program. The County, however, chose not to participate with the program due to the program's matching funds requirement.

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Housing Conservation and Rehabilitation</b>						
1. HARP	The County will continue to fund and administer the Housing Assistance Rehabilitation Program (HARP)	Unincorporated area	Fresno County Community Development Division	CDBG	Annual goal: 30 Units	24 single-family housing units were rehabilitated in FY 1995-96 under the HARP program, and 14 under the HOME Program. Staff review of the HARP program has resulted in creation of the Affordable Housing Task Force, which makes recommendations on the use of HOME funds, and of the Development Assistance Program, run by lenders and realtors who submit applications to the County for supplemental loans for their own low-income applicants.

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Housing Conservation and Rehabilitation</b>						
2. Rental Rehabilitation	The County will continue to apply for and implement the HUD Rental Rehabilitation Program (or any new program).	Countywide	Fresno County Community Development Division	HUD	Annual Goal: 1 Unit/year	7 units were rehabilitated in FY 1995-96.
3. FmHA 504	The County will encourage very low income homeowners to make application for FmHA 504 Single Family Rehabilitation Loans.	Elderly. Unincorporated areas	Farmers Home Administration. Homeowners	Farmers Home Administration	Annual Goal: 1 Unit/year	9 FmHA 504 loans were made in federal FY 1995-96.
4. Building Code Enforcement	All housing units being constructed, rehabilitated, expanded or relocated will be inspected by the Fresno County Public Works & Development Services Department for compliance with the Uniform Building Code.	Unincorporated area	Fresno County Development Services	Developer fees	Ongoing	Accomplished.
5. Housing Code Ordinance	The County will continue to enforce the Housing Code (Fresno County Ordinance, Chapter 15.32, "Substandard Housing and Unsafe Structures")	Unincorporated area	Fresno County Health Department, Environmental Health System	Inspection Fees	Ongoing	Accomplished.

**1995 ANNUAL REPORT ON HOUSING ELEMENT**

(TABLE 4 - Continued)

<b>Program</b>	<b>Action Plan</b>	<b>Target Population and Area(s)</b>	<b>Responsible Agency</b>	<b>Funding Source</b>	<b>Time Frame Fiscal Year</b>	<b>Results</b>
<b>Housing Conservation and Rehabilitation</b>						
6. Employee Housing	The Environmental Health System will continue to enforce the State's Employee Housing Act within the unincorporated area of the County.	Countywide	Fresno County Health Department, Environmental Health System	Inspection Fees	Ongoing	Accomplished. In 1995 222 permits were issued for employee housing.
<b>Housing to Accommodate Special Needs</b>						
1. HUD 202	The County will encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for the elderly and handicapped.	Elderly and handicapped. Unincorporated area	Non-profit sponsors	HUD	Annual Goal: 1 unit/year	HUD reported that it did not receive any applications for Section 202 loans for the unincorporated area of the County.
2. Farm Housing	The County will continue to support the Housing Authority's continued operation of 204 units of farm labor housing financed by Farmers Home Administration	Farmworkers	Fresno City & County Housing Authority	Ongoing		The Housing Authority operated 204 units of FmHA-financed farm labor housing.

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Housing to Accommodate Special Needs</b>						
3. Farmworker Housing	The County will support the Housing Authority's continued implementation of the Economic Act of 1964, which provides funds for developing and operating programs for migrant agricultural workers.	Migrant Farmworkers	Fresno City & County Housing Authority	Ongoing		The City/County Housing Authority was granted \$310,000 in State funds to purchase a property on which to replace 48 farmworker housing units ordered closed by the State in 1991 due to unsafe conditions. The Housing Authority has purchased a suitable site for construction of replacement units in the city of San Joaquin, and is awaiting FmHA funding to build 58 units.
4. FmHA 514/516	The County will encourage non-profit sponsors who seek technical assistance to make application for FmHA 514/516 allocations for the construction of Migrant Farmworker Rental Housing.	Farmworkers. Unincorporated area	Fresno City County Housing Authority or a non-profit sponsor	Farmers Home Admin-istration	Annual Goal: 15 units	FmHA reported no 514 or 516 loans were made in 1995.

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Housing to Accommodate Special Needs</b>						
5. Female Heads of Household/ Farmworkers	The County will develop a network with California State University Fresno (CSUF) in which the most current information can be exchanged on the housing needs of female heads of household and farmworkers.	Unincorporated area	Fresno County Development Services Division	Developer fees	1991-1996	The County has discussed with the University the possibility of including an analysis of the housing needs of female heads of household and farmworkers in the next edition of the CSUF Annual Housing Report.
6. Large Families	The County of Fresno will utilize the 1990 US Census, and network with California State University Fresno, to obtain the most current information on overcrowding and the housing needs of large families in the unincorporated areas.	Unincorporated area	Fresno County Development Services Division	Developer fees	1991-1996	The County has discussed with the University the possibility of including an analysis of overcrowding and the housing needs of large families in the next edition of the CSUR Annual Housing Report.
7. Farmworker Housing	The County will apply to the State Department of Housing and Community Development for an HCD Farmworker Housing Grant to develop new housing opportunities for farmworkers in the unincorporated area.	Farmworkers. Unincorporated areas	Fresno County Community Development Division	State Farmworker Housing Grant & other available leveraging funds	Annual goal: 6 units/year	HCD reports the only funding currently available for farmworker housing is limited to technical assistance grants to non-profit organizations that build self-help housing.

**1995 ANNUAL REPORT ON HOUSING ELEMENT**

(TABLE 4 - Continued)

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
8. HARP /Farmworker Program	The County will implement the HARP program in conjunction with a State Farmworker Housing Grant to rehabilitate the homes of farmworkers throughout the County.	Unincorporated area	Fresno County Community Development Division	State Farm-worker Housing Grant & CDBG Funds	Annual goal: 12 units	Program funding ended in November 1993. No units were rehabilitated in 1995.
<b>Removal of (Government) Constraints</b>						
1. Developer Fees	The County will review developer fees to determine whether or not they constitute a constraint on development and/or housing improvement, and will present the findings to the Board of Supervisors on an annual basis.	Unincorporated area	Fresno County Development Services	Developer fees	1991-1996	Accomplished. The Board of Supervisors reviews developer fees on an annual basis. Certain plan review fees were reduced in FY1995-96 to bring them in line with the County's processing costs and so as not to constitute a constraint on development.
2. Land Use	The County will analyze current land use policies and controls to determine whether or not they constitute a constraint on development.	Unincorporated area	Fresno County Development Services	General fund	1991-1996	In FY1995-96 the County initiated the comprehensive updating of its General Plan (except for the Housing Element, which has its own legally-mandated update schedule). It is expected the new General Plan will designate sufficient land for residential development in order to ensure an unconstrained supply for a 20-year period.

**1995 ANNUAL REPORT ON HOUSING ELEMENT**

(TABLE 4 - Continued)

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Non-government Constraints</b>						
1. Density bonus	The County will continue to implement the Density Bonus requirements of State law.	Unincorporated area	Fresno County Development Services	General fund	1991-1996	The County continues to implement the density bonus requirements of State law. In 1995 no applications for housing density bonuses were received.
<b>Energy Conservation Opportunities</b>						
1. Energy Conservation	The County will continue to enforce building code regulations which require compliance with residential energy conservation measures for all new construction and remodeling.	Unincorporated areas	Fresno County Development Services Department	Developer fees	Ongoing	Accomplished.
2. PG&E Weatherization Program	The County will promote PG&E's Weatherization Program in unincorporated County areas by marketing the program along with the County's Rehabilitation Program.	Unincorporated area	Fresno County Community Development Division	CDBG	Ongoing	Accomplished.

Program	Action Plan	Target Population and Area(s)	Responsible Agency	Funding Source	Time Frame Fiscal Year	Results
<b>Promotion of Equal Housing Opportunities</b>						
1. Housing Complaints	The County will direct residents with discrimination complaints to the State Department of Fair Employment and Housing, or will handle complaints not accepted by that agency.	Countywide	Fresno County Development Services Division	CDBG (for housing discrimination only)	Ongoing	Accomplished. Discrimination complaints are referred to the State Department of Fair Employment and Housing. The County no longer handles discrimination complaints.
2. CHLB	The County and CHLB will co-sponsor a phone-in service, RENTSENSE, which provides taped rental owner/tenant information.	Countywide	Fresno County Community Development Division	General fund and CHLB	Ongoing	Accomplished. The RENTSENSE service is currently being upgraded to a fully automated, 24-hour-a-day service.
3. Developer Outreach	The County will initiate outreach efforts to encourage developers to participate in providing affordable housing for low and moderate income households.	Countywide	Fresno County Community Development Division	Developer fees	1991-1996	The County encourages non-profits to form Community Housing Development Organizations (CHDOs) to construct affordable housing in Fresno County. Self-Help Enterprises currently serves in this capacity and in 1995-96 constructed 14 new affordable housing units.
4. Outreach to Farm Community	The County will initiate outreach efforts to involve the farm community in developing strategies to address the housing needs of migrant farmworkers.	Countywide	Fresno County Development Services Division	Development fees	1991-1996	The County Architect has developed a set of standardized plans for farmworker housing units, anticipated to be adopted in FY 1996-97. Because these plans will be preapproved, County fees for their review will be substantially reduced.

## Exhibit 1

### **COMMITTEE RECOMMENDATIONS**

#### **Prologue**

Property rights are basic and essential to the personal freedoms guaranteed by the Constitution of the United States. However, land values and the economic viability of land uses are increasingly negatively impacted by government regulations (Endangered Species Act, Clean Water Act, Clean Air Act, etc.); property owners are being required to manage property to benefit the general public without compensation. This is not likely to be either an effective or equitable method of achieving public goals. The Committee views the protection of private property rights as a top priority in defining strategies to protect agricultural land in Fresno County.

#### **Urbanization Policy**

1. The County should develop a policy to encourage higher densities in urban areas.
2. The County should encourage the Cities to set standards and incentives for infill.
3. County policies regarding city-centered, city-directed growth should be strengthened, and approvals of urban-style development projects should immediately cease except for projects in specifically designated unincorporated communities.
4. The County should encourage the Cities of Fresno and Clovis to develop and infill their existing spheres of influence as a high priority. At the same time, the County should study ways to meet the water requirements to support future development in the northeast.
5. In order to facilitate preservation of agricultural land, no new areas should be designated for Rural Residential, even on non-prime land.

#### **Agricultural Policy**

6. Strategies to protect agricultural lands through the acquisition of development rights should be voluntary and market-based.

7. Promotion of the economic viability of agriculture and agricultural industries, rather than aesthetics (such as greenbelts) or lifestyle considerations (such as hobby farms), should be the rationale for agricultural land protection programs.
8. The County should implement a groundwater management plan for those areas of the County not covered by a groundwater management plan of another agency. The County should coordinate its groundwater management plan with those of other agencies.
9. Programs to protect agricultural lands should also ensure the availability of water to those lands.
10. The County should endorse the concept of a private (non-governmental) agricultural land trust as one alternative for agricultural land preservation.

#### Governmental Processes Policy

11. The County should prepare an Agricultural Element for the County General Plan in order to:
  - a) Upgrade the status of agriculture in the County;
  - b) Expand agricultural policies;
  - c) Promote the viability of the agricultural economy; and
  - d) Strengthen and expand the County's Right to Farm Ordinance.

Statements presented in the Final Report of the Agricultural Land Preservation Committee should be incorporated into this Agricultural Element, and an ongoing Agricultural Advisory Committee should be established to assist in the development of an Agricultural Element for the Fresno County General Plan and serve in an advisory capacity at the pleasure of the Board of Supervisors.

12. The County should update the Fresno County General Plan to include the incorporation of the Agricultural Element, bring the other policies of the General Plan into consistency with it, and provide a greater degree of certainty in those areas designated for agricultural uses.
13. The County should encourage LAFCo to develop an Agricultural Land Preservation Policy that will be consistent with the County's General Plan and incorporate these agricultural preservation policies.
14. The Board is encouraged to institute discussion with the cities and the public to build broad public consensus in support of the protection of agricultural lands and practices.